



December 10, 2007

The Honorable Rodney Glassman  
Council Member, Ward 2  
City of Tucson  
7575 E. Speedway  
Tucson, Arizona 85710

Dear Council Member Glassman:

On behalf of the Tucson Association of REALTORS®, I would like to thank you for inviting our organization to comment on your plans for creating new policies that promote sustainability and conservation for new development in Tucson. As an association who represents over 6,700 REALTORS® in the community, we consider smart policy and planning to be essential in seeking a prosperous future for our region.

Upon initial review of your three-pronged proposal outlined in your December 3 memo to Mayor and Council, our organization looks forward to participating in the stakeholders' committee what will develop language to codify the concepts outlined in your proposal. While we are supportive of the concepts outlined in your proposal, it is important to note that we have concerns with the potential impact this timeline could impose on the affordability of housing in Tucson. With that, we are supportive of working with other stakeholders to engage in dialogue during the policy-making process that will result in an effective plan for bringing these ideas to fruition.

Again, thank you for reaching out to our organization. We look forward to working with you, Mayor Walkup, Council and staff as this process moves forward.

Sincerely,

Anne Mehochko  
Vice President of Public Affairs

Cc: Mayor Bob Walkup & Tucson City Council

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# MEMORANDUM

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DATE: December 3, 2007

TO: Mayor and Council

FROM: Rodney Glassman  
Ward 2 Council Member

SUBJECT: Setting the Bar for Tucson's Future Development

Arizona is the fastest growing State in the country and that means that growth is going to continue to come to Tucson<sup>1</sup>. Our City Council has the responsibility to set the bar for development standards, ensuring that new residential and commercial construction is designed to allow Tucsonans to capture and utilize two of our greatest natural resources: rainwater and sunlight.

Our City has received leadership from Councilwoman Uhlich, leading the City's charge to tackle the issue of regional water, from Councilwoman Scott, who recently received an award from Congresswoman Gabrielle Giffords for her work on solar-power, from Councilman Leal on rainwater harvesting, and from Councilwoman Trasoff on solar-powered water-heating. Mayor Walkup has consistently supported concepts such as the creation of our Office of Sustainability and my predecessor, former Councilwoman Carol West, worked tirelessly to educate the community through her water tours and town halls. Councilwoman Romero and I are ready to become a part of our City leadership's effort towards building a more sustainable Tucson.

We must be sensitive to the fact that there is a crisis in the homebuilding industry, as the market continues to readjust. Yet, we must also acknowledge that ensuring a sustainable water supply and decreasing our community's dependence on non-renewable energy are issues that must be addressed today. While I do not feel that our City Council should mandate the installation of expensive systems that would cost Tucsonans thousands of dollars to install, we do have a responsibility to demand that the construction of today be plumbed to facilitate the green-living of tomorrow. We must create policies that are cost-effective, provide our development community with realistic timeframes for implementation, and create long-term savings for consumers of energy and water. Only by providing everyone with an equal seat at the table will we be able to take a measured approach to creating policies that are fair, green, implementable, and in the best interest of all Tucsonans.

Creating sound, sustainable policies for new development should be the first step towards creating policies to facilitate conservation by all Tucsonans. Over time, our City should create programs to retrofit homes for solar-powered water-heating and gray-water systems, as well as rain-water harvesting on existing commercial construction.

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<sup>1</sup> U.S.Census Bureau, 2006.

TO: Mayor and Council  
Page 2  
RE: Setting the Bar for Tucson's Future Development

I respectfully request that the following three-prong agenda item be placed on the December 18<sup>th</sup> study session:

The Tucson City Council shall direct staff to work with stakeholder groups, including the environmental, homebuilding, realtor, small business, and architectural communities to develop language for the following three City ordinances to be discussed by the full Mayor and Council during a March 2008 study session, updated during a June 2008 study session, and then codified during an August 2008 regular agenda.

1. The City of Tucson shall require that all new residential construction within the City of Tucson be **plumbed** for gray-water systems for operation with hand-sinks, washers/dryers, and showers. This policy shall take force no later than June 2010 with a grandfather clause for existing approved plans.
2. The City of Tucson shall require that all new residential construction within the City of Tucson be **plumbed** for solar-powered water-heating systems. This policy shall take force no later than June 2010 with a grandfather clause for existing approved plans.
3. The City of Tucson shall require that all new commercial development (retail, office, and apartment) demonstrate the ability to capture and retain 100% of roof-top rainfall over a 72 hour period for reuse on the property for landscaping. This policy shall take force no later than June 2010 with a grandfather clause for existing approved plans.

I am excited that these concepts will be brought to fruition and that the full Mayor and Council will be able to participate in codifying ordinances based on the ideas brought forth by my colleagues on the Council. Together we can ensure that housing and commercial construction will allow future generations of Tucsonans to coexist with our Sonoran Desert environment by ensuring that in Tucson green building will be the rule, rather than the exception.

RG/tn

cc: Mike Hein, City Manager  
Karen Masbruch, Assistant City Manager  
Mike Rankin, City Attorney  
Ernie Duarte, Director, Development Services  
Christina Parisi, Agenda Coordinator